

## ALL FIELDS DETAIL



**(33) MLS #** 209321  
**(44) Status** BACK ON MARKET  
**(36) Type** Office  
**(39) Address** 639 E MADISON AVENUE  
**(41) City** Bastrop  
**(42) State** LA  
**(43) Zip** 71220  
**(37) Area** 501 Bastrop & Morehouse Parish  
**(34) Class** COMMERCIAL/INDUSTRIAL  
**(38) List Price** \$2,000  
**(45) Sale/Rent** For Rent



### GENERAL

<b>(47) Subdivision</b>	OTHER	<b>(48) List Agent</b>	Jennifer L Causey - Cell: 318-261-0892
<b>(49) Listing Office 1</b>	John Rea Realty - Main: 318-388-0941	<b>(55) Listing Type</b>	Exclusive Right
<b>(56) Listing Date</b>	3/20/2024	<b>(57) Expiration Date</b>	3/20/2026
<b>(60) Number of Units</b>	1	<b>(61) Occupied</b>	Vacant
<b>(62) Lockbox (Y/N)</b>	Yes	<b>(63) Parish</b>	MOREHOUSE
<b>(65) Parcel #</b>	02000/001/0000B	<b>(67) Legal</b>	See Attached
<b>(68) Building Name</b>	Magnolia Plaza	<b>(69) Approx. Total SQFT</b>	2,000
<b>(72) Approx. Office SQFT</b>	2,000	<b>(75) Number of Restrooms</b>	2
<b>(82) Directions</b>	Hwy 165 N to Bastrop. Shopping Center on Left across from First Baptist Church.	<b>(98) Broker IDX</b>	Y
<b>(99) Update Date</b>	7/24/2025	<b>(100) Status Date</b>	7/23/2025
<b>(101) HotSheet Date</b>	7/23/2025	<b>(102) Price Date</b>	3/20/2024
<b>(103) Input Date</b>	3/20/2024 2:56 PM	<b>(105) VOW Include</b>	Yes
<b>(109) Agent Hit Count</b>	55	<b>(110) Client Hit Count</b>	3
<b>(111) Cumulative DOM</b>	491	<b>(113) Original Price</b>	\$2,000
<b>(114) Associated Document Count</b>	0	<b>(7) Geocode Quality</b>	Exact Match
<b>(14) Picture Count</b>	17	<b>(15) Days On Market</b>	491
<b>(16) Price Per SQFT</b>	\$1.00	<b>(20) Input Date</b>	3/20/2024 2:56 PM
<b>(21) Update Date</b>	7/24/2025 5:42 AM	<b>(106) VOW Address</b>	Yes
<b>(107) VOW Comment</b>	Yes	<b>(108) VOW AVM</b>	Yes

### FEATURES

<b>CONSTRUCTION</b> Brick Veneer	<b>CAM PAID BY</b> Tenant	<b>STYLE/BUILDING</b> Strip Center	<b>PARKING LOT AMENITIES</b> Parking/50+ Spaces
<b>ROOF</b> Metal Flat	<b>ROOMS</b> Reception Equipment Room Conference Room Kitchen Break Room Lobby Executive Offices Closet(s) Showroom Other See Remarks	<b>WATER/SEWER</b> Public Sewer Public Water	<b>EXTERIOR FEATURES</b> Gutters Lighting/Security See Remarks
<b>PARKING SURFACE</b> Asphalt		<b>INTERIOR FEATURES</b> Extra Storage Private Bathrooms Security System-Wired	<b>CLOSING/POSSESSION</b> Renters Rights
<b>ELECTRIC</b> Available		<b>UTILITIES</b> Electric Separate Meters 3 Phase Internet Connection	<b>MINERAL RIGHTS</b> Seller to Retain
<b>ELECTRIC PAID BY</b> Tenant		<b>TERMS</b> Cash	<b>DOCUMENTS ON FILE</b> Photographs Tax Map Property Disclosure
<b>REPAIRS PAID BY</b> Tenant		<b>SPRINKLER SYSTEM</b> None	<b>SHOWING INSTRUCTIONS</b> Call Listing Agent Lock Box Vacant Sign
<b>WATER PAID BY</b> Tenant	<b>HEATING</b> Electric Central	<b>FLOOR SYSTEM</b> Carpet Tile	
<b>TAXES PAID BY</b> Tenant	<b>COOLING</b> Central Air Electric		
<b>GAS</b> None	<b>PROPERTY DESCRIPTION</b> Loc. in City Limits		
<b>GAS PAID BY</b> Other			

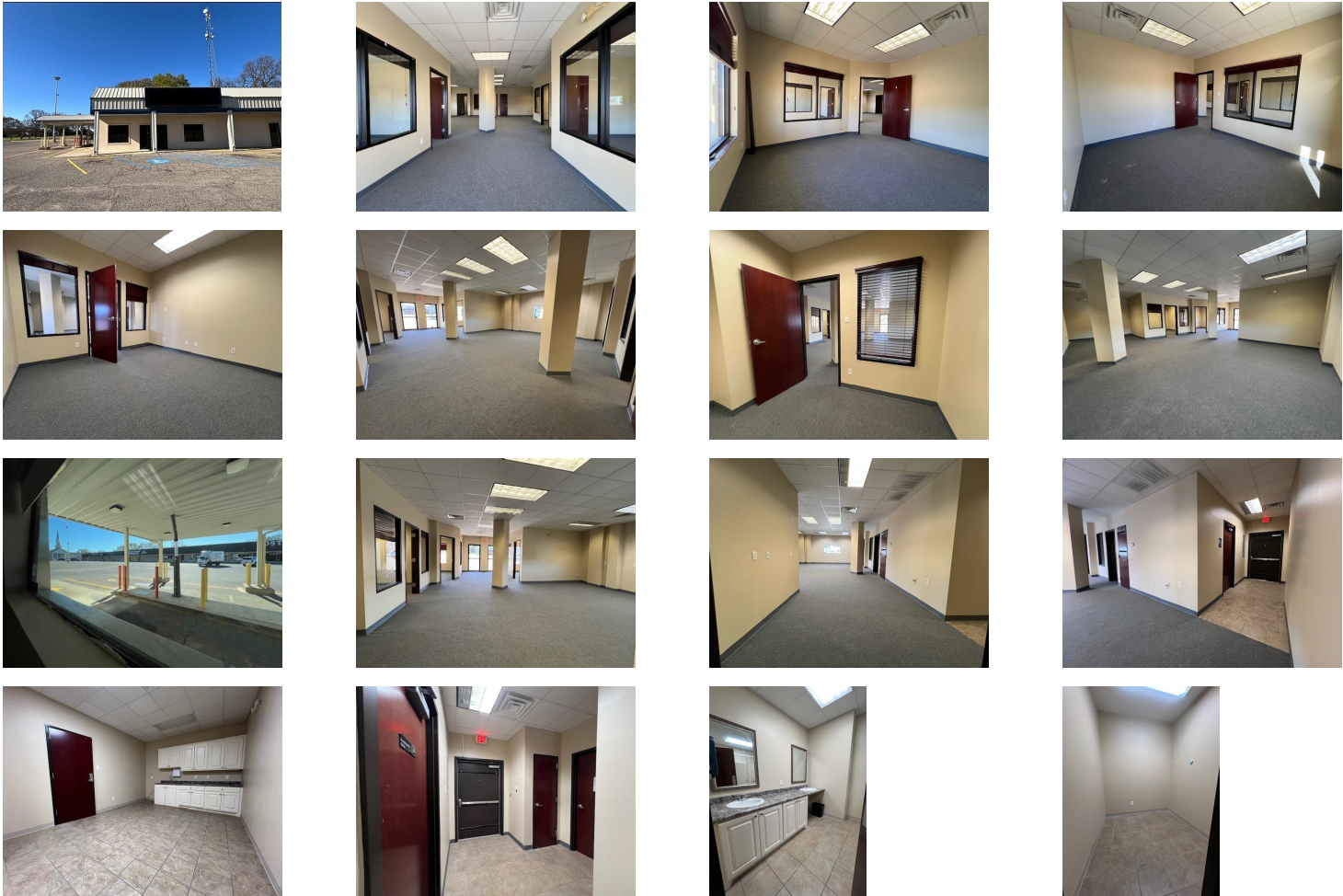
### BROKER TO BROKER REMARKS

<b>(117) Broker to Broker Remarks</b>	Information considered reliable but not guaranteed. Lessee to verify. Lease rates include CAM. Tenant responsible for base rent and utilities.
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**PUBLIC REMARKS**

**(118) Public Remarks** Available August 1st – Turnkey Bank/Office Space with Drive-Thru! Formerly B1 Bank, this 2,000 SF end-cap commercial suite offers outstanding functionality and high visibility in a thriving retail plaza. Property Features: • Two drive-thru lanes – perfect for banking, financial services, or any business needing drive-up access. • Four private offices with abundant natural light. • Spacious open work area – ideal for cubicles or collaborative use. • Large kitchen/break area – can double as additional meeting or training space. • Two restrooms, data/file room, and additional storage room. • Recently renovated and energy-efficient throughout. • Ample onsite parking with security lighting at storefront and throughout lot. Plaza Co-Tenants Include: Grit & Grind Coffee, Cost Plus Furniture, Climate Control Storage, From The Heart Designs, Raw Kutz International Barber & Beauty Shop, Jiffy Tax, Spin Spa Laundry, and Cover 2 Wings & Grill. Versatile and Move-In Ready! Whether you're expanding, relocating, or launching a new business, this space is designed to support your success. Contact your commercial real estate professional today to schedule a private showing!

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.